



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**SUBDIVISION REVIEW BOARD**

Promoting the wise use of land

<b>MEETING DATE</b> September 8, 2014	<b>CONTACT/PHONE</b> Stephanie Fuhs (805)781-5721 sfuhs@co.slo.ca.us	<b>APPLICANT</b> Bruce Vanderveen	<b>FILE NO.</b> CO 13-0016 SUB2012-00029
<b>SUBJECT</b> Hearing to consider a request by Bruce Vanderveen for a Vesting Tentative Parcel Map (CO13-0016) to subdivide an existing 4.78 acre parcel into four parcels ranging in size from 1.11 acres to 1.67 acres each for the purpose of sale and/or development. The proposal also requests an adjustment to Title 21 (the Real Property Division Ordinance) regarding undergrounding of utilities. Due to the existing PG&E transmission lines running through the site, the applicant is requesting that these lines remain overhead.  The project includes off-site road improvements to Montclair Place and El Campo Road. The subdivision will create one on-site road. The project will result in the disturbance of approximately 10,000 square feet of the 4.78 acre parcel for road improvements. Additional disturbance will occur as the parcels are developed. The proposed project is within the Residential Suburban land use category and is located at 2434 Montclair Place, on the northeast corner of the intersection of Montclair Place and El Campo Road, within the Palo Mesa Village reserve line, approximately three miles south of the community of Oceano. The site is in the South County (Inland) planning area.			
<b>RECOMMENDED ACTION</b> 1. Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Vesting Tentative Parcel Map CO 13-0016 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
<b>ENVIRONMENTAL DETERMINATION</b> The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 17, 2014 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, Public Services and Utilities, Recreation, Transportation and Water and are included as conditions of approval.			
<b>LAND USE CATEGORY</b> Residential Suburban	<b>COMBINING DESIGNATION</b> None	<b>ASSESSOR PARCEL NUMBER</b> 075-151-018	<b>SUPERVISOR DISTRICT(S)</b> 4
<b>PLANNING AREA STANDARDS:</b> 22.112.020(F) – Nipomo Mesa Water Conservation Area			
<b>LAND USE ORDINANCE STANDARDS:</b> 22.22.070 – Subdivision Design Standards for the Residential Suburban land use category,			
<b>EXISTING USES:</b> Undeveloped			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> <i>North:</i> Residential Suburban/Residences <i>East:</i> Residential Suburban/Residences <i>South:</i> Residential Rural/Cypress Ridge Golf Course <i>West:</i> Residential Suburban/Residences			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242</small>			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: South County Advisory Council, Public Works, Environmental Health, County Parks, CalFire, Nipomo Community Services District (NCSD), Air Pollution Control District (APCD)	
TOPOGRAPHY: Nearly level	VEGETATION: Grasses, shrubs, eucalyptus trees
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Individual septic system Fire Protection: Cal Fire	ACCEPTANCE DATE: March 18, 2014

## ORDINANCE COMPLIANCE

### *Minimum Parcel Size*

Section 22.22.070 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Suburban land use category. The standards are based on the topography of the site and the type of water supply and sewage disposal. Minimum parcel size is based on the largest parcel size as calculated by tests. The proposed parcels meet all requirements for one acre parcels as follows:

TEST	STANDARD	MINIMUM PARCEL SIZE
Slope	Average slope is between 0 and 15%	1 acre
Water Supply and Sewage Disposal	Community water On-site septic	1 acre

### *Stormwater Regulations*

This project is subject to these regulations that went into effect in March 2014 because the property is located within a Stormwater Management Area (Palo Mesa Village Reserve line) and will involve creation of more than 2,500 square feet of new impervious surfaces. This includes both structural development and road surfacing (subdivision improvements). Conditions have been added accordingly.

### *Quimby Fees*

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

### *Inclusionary Housing Fees*

Title 29, the Affordable Housing Fund, establishes an in-lieu fee to create a fund that would help to meet, in part, the housing needs of the County's very low, low, moderate income and workforce households. Section 22.12.080 of Title 22, the Land Use Ordinance, describes the options the applicant may choose to satisfy the requirement.

### *Design Standards*

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

## PLANNING AREA STANDARDS

### 22.112.020(F) – Nipomo Mesa Water Conservation Area

These standards require documentation of the estimated non-agricultural water demand for the project and payment of a supplemental water fee, if adopted, not to exceed \$13,200 per dwelling unit. No supplemental water fee has been adopted for the Nipomo Mesa Water Conservation Area, so proposed projects are reviewed on a case-by-case basis and mitigation measures recommended accordingly through the environmental review process.

The proposed project is a land division on a currently vacant parcel for residential development, so any development will increase non-agricultural water demand. The applicant provided a water demand report that showed the estimated water demand for the proposal in accordance with ordinance standards. This report was peer reviewed by Fugro Consultants who estimated the project's water usage at 1.33 acre feet per year based on a single family residence and secondary dwelling on each parcel. The applicant has not raised any concerns with the analysis done by Fugro. In order to mitigate for this new water use, staff is recommending that new development off-set water use at a 1:1 ratio and provide for water conservation measures such as rain cisterns/barrels, landscaped area limited to 1,500 square feet with no turf, and landscaping plans that use low water using, drought tolerant species (see the attached environmental document for more detailed information on water resources).

## ADJUSTMENTS

Section 21.03.010(h) of the Real Property Division Ordinance requires that all public utilities be placed underground within urban and village reserve lines. The subject property is within the Palo Mesa Village reserve line and is subject to this standard. Adjustments to this standard can be requested with the subdivision application as long as specific findings can be made per Section 21.03.020 (Adjustments).

The applicant requested an adjustment to this standard for the existing large overhead PG&E transmission lines running through the center of the property. Staff has reviewed this request and has added findings for approval of the adjustment for the Subdivision Review Board's consideration.

## COMMUNITY ADVISORY GROUP COMMENTS

The South County Advisory Council supported the project at their April 22, 2013 meeting.

## AGENCY REVIEW

**Public Works** - Recommends conditions for road improvements, drainage, stormwater, additional map sheet

**Environmental Health** – Require final will-serve letter from Rural Water Company, percolation tests and soil borings before recordation of the final map

**County Parks** – Require Quimby fees

**CalFire** – See attached fire safety plan

**APCD** – No comments received

**CalTrans** – No comments received

## LEGAL LOT STATUS

The one lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Stephanie Fuhs  
and reviewed by Bill Robeson, Supervising Planner